

PART 10

Planned Residential Development (PRD)

Section 1001. Statement of Purpose and Intent
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SECTION 1001. STATEMENT OF PURPOSE AND INTENT

It is the purpose of these regulations to establish zoning controls, regulations, and standards for minimum land area, the use of land and buildings, amount and kind of open space land, provisions for off-street parking, and other similar requirements necessary to regulate Planned Residential Development (PRD) within the limits of the Township and in accordance with the Pennsylvania Municipalities Planning Code and other laws of the Commonwealth of Pennsylvania.

The basic intent of these PRD regulations is to replace the usual approval process, involving rigid use and bulk specifications, with more flexible procedures involving a PRD plan submitted by a developer and approved by the Township. These regulations recognize that, while the standard zoning functions (use and bulk) and the standard subdivision functions (platting and design) are appropriate for the regulation of land uses in areas or neighborhoods of the community that are already substantially developed, these controls represent a type of pre-regulation and regulatory rigidity which would frustrate the application of the PRD concept. Thus, where PRD techniques are permitted, the normal use and dimensional specifications contained elsewhere in this Chapter and applicable to the respective Residential districts are herein replaced by an approval process in which the approved plan becomes the basis for continuing land use controls. Planned Residential Development does not necessarily correspond in minimum lot size, type of dwelling unit, density, lot coverage, or required open space, to any other residential district requirements. The regulations set by this Part are minimum regulations within the Residential districts and shall apply uniformly to each classification or kind of lot and structure within the respective Residential districts.

To ensure that the increased flexibility of regulations over land development as authorized herein is carried out under such administrative standards and procedures as shall encourage the disposition of proposals for land development without undue delay, the following review powers are granted to the Planning Commission which acts as the designated planning agency for the Township:

- A.** The Planning Commission shall review all Planned Residential Developments pursuant to the provisions of this Chapter and shall make recommendations for approval, approval with conditions, or denial, in writing, to the Board of Supervisors.
- B.** The Planning Commission shall ensure that the applicant conforms to all requirements, standards, controls, and regulations as are set forth in this Chapter.
- C.** The Planning Commission and the applicant shall comply with all procedures as set forth in this Chapter pertaining to application and hearings on tentative and final approval of a proposed PRD.

SECTION 1002. REQUIREMENTS FOR PLANNED RESIDENTIAL DEVELOPMENT

A. Area and Bulk Regulations

1. The general location of all structures shall be shown on the final approved plan. The location and arrangement of all structures shall be such that proper light and air are provided. The face-to-face (front-to-front, front-to-rear, rear-to-rear) space between buildings, except for accessory buildings, shall be not less than two times the height of the lowest building or fifty (50) feet, whichever is greater. If no layout option exists, due to property configuration, to steer single family use against single family R-1, then the Township may approve such an arrangement only by requiring landscaped screening immediately adjacent to R-1 dwellings to a length and depth as determined by the Township.
2. Where a PRD borders an existing single-family use or R-1 district, the two-family and multi-family portions of a PRD shall be developed within the interior rather than the periphery of the tract so that single-family detached residences border the adjacent single-family use or R-1 district.
3. Minimum lot sizes, building setbacks, lot coverage, and lot width are not specifically regulated by this Part; however, the relationship of buildings to each other, the local street system, the utility systems, and the open space land pattern shall be consistent with the purpose and intent of this Part and Chapter.
4. A perimeter conservation easement shall be maintained on the PRD property. The easement shall have a dimension of fifty (50) feet in width or two (2) times the height of an adjacent dwelling, whichever is greater. The easement shall remain in a natural state, in perpetuity, free from improvement except for access road crossings and trails. Buried utility and sewer lines and minor slope grading for retention ponds and dedicated street entrances shall be permitted in areas where the land can reasonably be returned to the original natural state. Utilities shall not be installed within twenty (20) feet of the perimeter of the property line except in a street right-of-way area. The Board of Supervisors may require barrier plantings in disturbed areas. A street that shall be dedicated for public uses may be permitted in conservation easements with the approval of the Board of Supervisors.
5. Because of the unique nature of a PRD, developers must maintain the existing plant cover to the maximum extent possible. Existing trees shall be maintained, as much as possible, beyond twenty (20) feet of all perimeter building walls, except in areas where roads, parking, sewer lines, water impoundments, foot or bicycle paths, etc., are required.
6. The height limitation for all residential buildings shall be four (4) stories or forty-five (45) feet, whichever is less.

B. Common Open Space Land

Private common property in the PRD is a parcel or parcels of land together with the improvements thereon, the use and enjoyment of which are shared by the owners or occupants of the individual dwelling units within the PRD. Where common property exists, satisfactory arrangements must be made for the ownership, improvement, operation and maintenance of such common property and facilities, including streets, drives, service and parking areas, utility systems and networks, and recreational and open space land. Common open space land shall be bound permanently to such use.

C. Public Land

The Township may at any time, or from time to time, accept dedication of common open space land and facilities, including streets and open space land, as the Township deems appropriate, proper, and necessary for the general welfare of the Township residents, but will never be under any obligation to accept any dedication.

SECTION 1003. PRD REGULATIONS FOR R-2 DISTRICTS

A. Use Regulations

Within the PRD, land may be used and buildings erected for the following purposes:

1. Residential uses of any variety or type. In developing a balanced community, the use of a variety of housing types shall be deemed most appropriate in keeping with the intent of this Part.
2. Accessory commercial, service, and other non-residential uses (such as barber and beauty shops, convenience stores, gift shops, dry cleaners, candy or ice cream or delicatessen shop, excluding sit down trade, and other personal services) may be permitted or required where such uses are scaled primarily to serve the residents of the PRD and the surrounding community. Because of the primarily residential nature of a PRD, only those commercial uses compatible with reasonably associated residential development shall be permitted, but not to exceed five (5) percent of the land area. No industrial uses shall be permitted. The non-residential portions of any PRD may not be occupied until at least seventy-five (75) percent of the total number of residential dwelling units proposed in all phases of the PRD is completed.

Any commercial uses in a PRD shall be subject to all landscaping and buffer requirements that are required in Part 15, Landscaping and Screening, referring specifically to, but not limited to, commercial uses abutting a residential district or residential use.

The proposed locations for the commercial areas must be approved by the Board of Supervisors.

Notice of proposed commercial uses shall be included in Homeowners Association Charters.

3. Customary accessory uses, such as private garages, recreational and community buildings and uses, churches, schools, etc., may be permitted if appropriate to the overall development of the Township.

B. Site Characteristics

The minimum area for a tract to qualify for a PRD within the R-2 district shall be twenty (20) contiguous acres of land. Where an applicant can demonstrate that the characteristics of his land will meet the intent of this Chapter, the Township may consider projects having less acreage than

the minimum, but such projects may not be less than ten (10) acres in size. Access to the PRD shall be limited to arterial or collector roads as identified in the Comprehensive Plan.

C. Ownership

The tract of land for a project may be owned, leased, or controlled by a single person, a corporation, or a group of individuals or corporations. An application must be filed by the owner or jointly by the owners of all properties included in the project. In the case of multiple ownership, the approved plan shall be binding upon all owners.

D. Density Permitted

For the purposes of this Section, residential uses of any variety or type may be constructed, provided that an overall gross density of eight (8) dwelling units per acre of site area is not exceeded and providing that all requirements of this Chapter are met and public sewer and water facilities are installed or available. Adjustments in overall permitted density may be made by the Township, where deemed appropriate, following detailed engineering evaluations relative to surface water runoff control, provisions for sanitary sewer facilities, erosion control procedures, and such other engineering data as the Township may prescribe. Adjustments shall be considered after written recommendations by the Township Engineer, and tentative approvals granted by the Department of Environmental Protection and other related agencies having an interest in the proposed development.

E. Area and Bulk Requirements (See Section 1002.A of this Part, above.)

F. Common Open Space Land (See Section 1002.B of this Part, above.)

G. Public Land (See Section 1002.C of this Part, above.)

H. Off-Street Parking Requirements (See Part 13 of this Chapter.)

SECTION 1004. APPLICATION FOR PLANNED RESIDENTIAL DEVELOPMENT

A. General

When any Planned Residential Development is proposed, before any permit for the erection of a permanent building in such PRD is granted, and before any subdivision plan for any part thereof may be filed in the office of the Township, the developer or his authorized agent shall apply to the Township for approval of such PRD.

B. Application for Tentative Plan Approval of Planned Residential Development

1. In order to provide an expeditious method for processing a plan for a PRD under the terms of this Chapter, and to avoid the delay and uncertainty which would arise if it were necessary to secure approval by a multiplicity of local procedures, of a platted subdivision or resubdivision, as well as approval of a change in the zoning regulations otherwise applicable to the property, application for tentative approval of a plan for PRD shall be filed on behalf of the landowner.
2. The application for tentative plan approval shall include, but need not be limited to, the following:

- a. A survey of the property to be included in the PRD, prepared and sealed by an engineer or surveyor licensed to practice land surveying in the Commonwealth of Pennsylvania.
- b. A written statement indicating the nature of the landowner's interest in the PRD.
- c. A topographic map showing contour intervals of not more than five (5) feet. Also included on this map shall be important physical features, water courses, major trees and tree masses, existing structures, roads, sewer lines, water lines, power and gas lines, and related elements.
- d. A site plan showing the location and approximate size and height of all proposed structures; the location and size of all roads, parking areas, loading areas, and ingress and egress drives; the location, proposed development, and disposition for all open space land, including parks, playgrounds, and open space reservations.
- e. A small-scale map showing the generalized land use pattern within three hundred (300) feet of the boundaries of the proposed PRD.
- f. A phasing plan for all projects requiring phasing.
- g. Provisions for stormwater drainage and sewage disposal.
- h. Provisions for a complete water main supply system which shall be connected to a municipal water supply or to a community water supply approved by the engineer of the applicable water utility company and the Department of Environmental Protection, with satisfactory provision for the maintenance thereof.
- i. Street, off-street, and parking area lighting plan.
- j. A written statement concerning the suitability of the site for the application of the PRD concept, the proposed dwelling unit density, the suitability of the proposed uses, an approximate percentage allocation of the dwelling units by type for the first project phase, methods for solving engineering problems connected with the site, and probable overall phasing and timing of the project.
- k. A written statement concerning the disposition of open space lands and the provisions for their maintenance and control. The financial responsibility for such open space lands must be clearly indicated.
- l. A written statement concerning the purpose, location, and amount of common open space land in the PRD, the reliability of the proposal for maintenance and conservation of such common open space, and the adequacy or inadequacy of the amount and purpose of such common open space land as related to the proposed density and type of development.
- m. A written statement by the landowner setting forth the reasons why, in his/her opinion, a planned residential development would be in the public interest and would be consistent with the Comprehensive Plan for the development of the Township.

C. Tentative Plan Approval

In order to provide an expeditious method for processing a plan for PRD, the Township shall review the Tentative Plan and its related documents and shall inform the applicant of its approval

or denial, in whole or in part, in writing. The Township may refer the Tentative Plan to other public and quasi-public agencies or any private consultant deemed necessary to provide a sound review of the proposal. Notwithstanding anything to the contrary contained herein, applications and accompanying documents shall be submitted for study and recommendation to the Washington County Planning Commission according to law. In approving a plan, the Township may take into account the following:

1. Proposal conformance with the Township Comprehensive Plan.
2. Proposal conformance with the purpose and intent of the Planned Residential Development concept, as expressed in Section 1001 of this Part.
3. Proposal conformance with required application components.
4. The conceptual soundness of the proposal inasmuch as it meets community needs and conforms to accepted design principles in land use configuration, proposed functional roadway systems, proposed functional utilities systems, open space land systems, and the scale of these elements, both absolutely and to one another.
5. The purpose, location and amount of the common open space land in the PRD, the reliability of the proposals for maintenance and conservation of the open space land, and the adequacy or inadequacy of the amount and purpose of such common open space land as related to the proposed density and type of development.
6. In the case of a PRD proposing development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public and of the residents and owners of the PRD in the integrity of the plan.

D. Application for Final Plan Approval

An application for Final Plan approval shall be submitted to the Township by the applicant within twelve (12) months after Tentative plan approval. A plan submitted for final approval shall be deemed in substantial compliance with the plan previously given tentative approval provided that modification of the plan as tentatively approved does not:

1. Vary the proposed gross residential density or intensity of use by more than five percent (5%); nor,
2. Involve a reduction of the area set aside for common open space nor the substantial relocation of such areas; nor
3. Increase by more than ten percent (10%) the floor area of proposed non-residential uses; nor,
4. Increase by more than five percent (5%) the total ground area covered by buildings nor involve a substantial change in the height of buildings.

E. Township Action on Final Plan

The Township Board of Supervisors shall, within forty-five (45) days following the receipt of the Final Plan, approve or deny the Final Plan, in whole or in part, based upon, but not limited to, the following considerations:

1. Substantial conformance of the Final Plan with the previously approved Tentative Plan.

2. Plan conformance with the requirements of this Chapter.

In the event the plan submitted for final approval is not in compliance with the plan given tentative approval, the Township shall, within forty-five (45) days of the date of application for final approval, so notify the applicant in writing setting forth the particular ways in which the plan fails to be in substantial compliance. The applicant shall direct his course of action based upon the alternatives permitted under Pennsylvania Municipalities Planning Code guidelines.

F. Phasing and Plan Changes

A plan which requires more than twenty-four (24) months to complete shall be constructed in phases and the phasing plan must be submitted to the Township with application for Tentative plan. In a phased PRD, it is expected that changes in the approved Final Plan will be required from time to time. Specifically, it is envisioned that a Final Plan for a particular phase may propose either a lesser or greater number of dwelling units than the number shown for that phase on the Tentative Plan. Such changes are permitted without a new public hearing as long as the approved overall density for the entire PRD is not exceeded. In order to preserve the flexibility that is fundamental to the PRD concept, plan changes are permitted subject to the limitations listed below:

1. The changed plan must meet the basic objective of all regulations and all requirements of this Chapter.
2. All changes in the final plan must meet the Statement of Community Development Objectives of the Township.
3. All plan changes must be submitted to the Township for review and approval in accordance with the requirements of this Chapter.

SECTION 1005. SPECIAL PRD REGULATIONS FOR R-4 DISTRICTS

A. Permitted Uses

1. Primary Use – Mobile Home Park
2. Accessory Uses – Customary uses accessory to the above, and essential services.

B. Site Requirements

1. The minimum site area required for a tract to be developed as a mobile home park shall be ten (10) contiguous acres. Individual mobile home lots shall have a minimum width of fifty (50) feet and a minimum length of one hundred (100) feet.
2. The location of all mobile home parks shall comply with the following minimum requirements:
 - a. The site shall be free from adverse influence by swamps, marshes, garbage or rubbish disposal areas, or other potential breeding places for insects or rodents.
 - b. The site shall not be subject to flooding.

- c. The site shall not be subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor, or glare.
 - d. The site shall include stormwater management controls as required by Section 611 of this Chapter.
 - e. No part of any park shall be used for non-residential purposes, except such uses that are required for the direct servicing and well being of park residents and for the management and maintenance of the park.
3. Exposed surfaces in all parts of every park shall be paved, covered with stone screenings or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather. Park grounds shall be maintained free of vegetative growth which is poisonous or which may harbor rodents, insects, or other pests harmful to man.

C. Design Standards

1. Required Setbacks, Buffer Strips, and Screening

- a. All mobile homes and mobile home lot lines shall be located at least thirty (30) feet from any park property boundary line.
- b. There shall be a minimum distance of fifteen (15) feet between an individual mobile home, including accessory structures attached thereto, and adjoining pavement of a park street, or common parking areas or other common areas.
- c. All mobile home parks shall be required to provide a planted visual screen along all property lines adjoining residential use or zoning classification, according to Section 1506.B.6 of this Chapter.

2. Required Separation Between Mobile Homes

- a. Mobile homes shall be separated from each other and from service buildings and other structures by at least thirty (30) feet, and shall be located not less than six (6) feet from the mobile home lot boundary.
- b. An accessory structure, such as a carport, awning, or patio cover, which has a horizontal area exceeding twenty-five (25) square feet, is attached to a mobile home and/or located within ten (10) feet of its window, and has an opaque or translucent top or roof that is higher than such window shall, for purposes of this separation requirement, be considered to be part of the mobile home.

3. Street System

- a. All streets to be offered for public dedication will conform to the Design and Improvement Standards required by Part 6 of this Chapter.
- b. All streets not to be offered for public dedication shall be provided with a smooth, hard, and dust-free surface which shall be durable and well-drained under normal weather conditions, and which conform to the following standards:

- i. A safe and convenient vehicular access shall be provided from abutting public streets or roads.
- ii. The entrance road connecting the park streets with a public street or road shall have a minimum cartway width of twenty (20) feet with six-foot (6') crushed stone shoulders.
- iii. Surfaced internal streets shall be of adequate width to accommodate anticipated traffic, and in any case shall meet the following minimum requirements:
 - aa. Internal streets shall have a minimum cartway width of twenty (20) feet with six-foot (6') crushed stone shoulders, except one-way streets which shall have a minimum cartway width of ten (10) feet with six-foot (6') crushed stone shoulders.
 - bb. Dead-end streets shall be provided at the closed end, with a turnaround having an outside cartway diameter of at least forty (40) feet.
- iv. Grades of all streets shall be sufficient to ensure adequate surface drainage, but shall be not more than eight (8) percent. Short runs, not exceeding five hundred (500) feet, with a maximum grade of ten (10) percent, may be permitted, provided traffic safety is assured by appropriate surfacing, adequate leveling areas and avoidance of lateral curves.
- v. Within one hundred (100) feet of an intersection, streets shall be at approximately right angles. A distance of at least one hundred fifty (150) feet shall be maintained between centerlines of offset intersecting streets. Intersections of more than two streets at one point shall be avoided.

4. Parking Areas

- a. Areas shall be provided for the parking of motor vehicles. Such areas shall accommodate at least two (2) parking spaces for each mobile home lot provided.
- b. Off-street parking areas may be provided in all mobile home parks for the use of park occupants and guests.
- c. Required car parking spaces shall be so located as to provide convenient access to the mobile home, but shall not exceed a distance of one hundred (100) feet from the mobile home that it is intended to serve. Said parking and related drives, when located within the confines of the mobile home lot, shall not occupy more than twenty (20) percent of the area of the mobile home lot.

5. Mobile Home Lot Improvement

The area of the mobile home lot shall be improved to provide an adequate foundation for the placement of the mobile home. The mobile home lot shall be designed so as not to heave, shift, or settle unevenly under the weight of the mobile home because of frost action, inadequate drainage, vibration, or other forces acting on the superstructure.

6. Mobile Home Base Structure

An enclosure of compatible design and material shall be erected around the entire base of each mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.

7. Open Space Requirements

- a. All mobile home parks shall provide and so indicate on the plan of the mobile home park suitable areas for recreation and open space uses by using the standard of twenty (20) percent of the total area of the mobile home park. One half (1/2) of the area shall be in one contiguous usable parcel in a convenient location. The remainder may be used to provide pedestrian connecting links to the recreation areas.
- b. The recreation and open space shall be located as centrally as possible within the mobile home park in order to be easily accessible to the residents of the park. The open space shall be landscaped with a water absorbent surface except for recreational facilities and walkways utilizing a hard surface. The open space must be maintained by the mobile home park operator or it can be dedicated to the Township provided the Township is willing to accept and maintain the open space.
- c. The maximum impervious surface coverage shall be sixty (60) percent.

D. Plan Requirements

In addition to the site requirements of this Part, the plan of proposed development shall show:

1. Location and width of all streets and rights-of-way, with a statement of any conditions governing their use.
2. Suggested street names and utility easement locations.
3. Proposed building setback lines along each street.
4. Lot lines with dimensions.
5. A statement of the intended use of all nonresidential lots and parcels.
6. Lot numbers and a statement of the total number of lots and parcels.
7. Sanitary and/or storm sewers (and other drainage facilities), with the size and material of each indicated, and any proposed connections with existing facilities.
8. Parks, playgrounds, streets, and other areas dedicated or reserved for public use, with any conditions governing such use.

E. Water Supply

1. An adequate supply of water shall be provided for mobile homes, service buildings, and other accessory facilities as required by this Part. Where a public water supply system of satisfactory quantity, quality, and pressure is available, connection shall be made thereto and its supply shall be used exclusively. A P.R.D. development shall not be permitted where a satisfactory public water supply system is not available.

2. Where a public supply of water is provided, fire hydrants shall be installed as agreed upon by the Board of Supervisors and the agency responsible for the water supply.
3. Individual Water-Riser Pipes and Connections
 - a. Individual water-riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position, thereby ensuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
 - b. The water-riser pipe shall have a minimum inside diameter of three-quarter (3/4) inches and terminate at least four (4) inches above the ground. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.
 - c. Adequate provisions shall be made to prevent freezing of the water lines, valves and riser pipe, and to protect risers from heaving and shoving actions of the ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
 - d. A shut-off valve below the frost line shall be provided near the water-riser pipe on each mobile home lot. Underground stop-and-waste valves are prohibited unless their types of manufacture and their method of installation are approved by the Board of Supervisors.

F. Sewage Disposal

1. An adequate and safe sewerage system shall be provided in all parks for conveying and disposing of sewage from mobile homes, service buildings, and accessory facilities. Such system shall be designed, constructed, and maintained in accordance with Pennsylvania Department of Environmental Protection requirements and Township ordinances.
2. Individual Sewer Connections
 - a. Each mobile home stand shall be provided with at least a four-inch (4") diameter sewer-riser pipe. This pipe shall be embedded in poured concrete, minimum twelve-inch (12") diameter and a minimum eighteen-inch (18") depth. The rim of the riser pipe shall extend at least one-half inch (1/2") above ground elevation. The sewer riser pipe shall be so located on each stand that the sewer connection to the mobile home drain outlet will approximate a vertical position.
 - b. The sewer connection shall have a nominal inside diameter of not less than three (3) inches, and the slope of any portion thereof shall be at least one-fourth inch (1/4") per foot. All joints shall be watertight.
 - c. All materials used for sewer connection shall be semi-rigid, corrosive resistant, nonabsorbent, and durable. The inner surface shall be smooth.
 - d. Provision shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser.

G. Electrical Distribution System

1. Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment, and appurtenances that shall be installed and maintained in accordance with Township ordinances regulating such systems.

2. Main power lines not located underground shall be suspended at least eighteen (18) feet above the ground, and shall have a minimum vertical clearance of eight (8) feet above any mobile home, service building, or other structure.

H. Service Buildings and Other Community Service Facilities

All structural requirements for all service, recreation, and other community service facilities (management offices, repair shops, storage areas, laundry facilities, indoor recreation areas) shall be in accordance with the Township building code.

I. Refuse Disposal

The storage, collection, and disposal of refuse in the mobile home park shall be so managed as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution, and shall be in accordance with Township ordinances.

J. Fire Protection

Fire protection provisions shall be in accordance with the Township Fire Prevention Code.

K. Fuel

All piping from outside fuel storage tanks or cylinders to mobile homes shall be copper or other acceptable metallic tubing and shall be permanently installed or securely fastened in place and shall not be located inside or beneath the mobile home or less than five (5) feet from any mobile home exit.

L. Supervision

1. The person to whom a permit for a mobile home park is issued shall operate the park in compliance with this Part and shall provide adequate supervision to maintain the park, its facilities, and equipment in good repair and in a clean and sanitary condition.
2. The park manager or park owner shall apply for a township occupancy permit for each mobile home hooked up but before actual occupancy.
3. The park management shall supervise the placement of each mobile home on its stand, which includes securing its stability and installing all utility connections.
4. The park management shall give the Board of Supervisors, or their representatives, free access to all mobile home lots, service buildings, and other community service facilities for the purpose of inspection.
5. The management shall maintain a register containing the names and addresses of all park occupants. Such register shall be available to any authorized person inspecting the park, and shall be offered to Cecil Township officials upon request.